

St. Marys Avenue, Milton Keynes, MK3 5DT

CARTERS residential

16 St. Marys Avenue
Bletchley
Milton Keynes
MK3 5DT

Offers In Excess Of £175,000

A SPACIOUS TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT, situated on the highly desirable SAINTS ESTATE DEVELOPMENT. It is located within a short distance to Bletchley train station providing mainline links to London Euston within 45 minutes, as well as easy access to the A5 and M1. In addition it is within easy access to shops, good road links and within the school catchment area of St. Thomas Aquinas Primary School.

The accommodation in brief comprises an entrance hall, lounge, QUALITY REFITTED KITCHEN WITH SOME BUILT IN & INTEGRATED APPLIANCES, two bedrooms and and family bathroom. The benefits includes UPVC double glazing, gas to radiator central heating, GENEROUS SIZED REAR GARDEN and A LEASE WITH 119 YEARS REMAINING. The would make an ideal FTB or BUY TO LET INVESTMENT and internal viewing is recommended. EPC rating C.

- Desirable Saints Development
- School Catchment For St Thomas Aquinas Primary School
- Close To Amenities
- First Floor Apartment.
- Refitted Kitchen
- Gas To Radiator Central Heating
- Generous Sized Rear Garden
- 119 Year Lease Remaining
- Two Double Bedrooms
- EPC Rating C



















Entrance Hall
Communal entrance with three built-in storage cupboards. Stairs rising to first floor. Apartment entered via a composite door with obscure double glazed panel. Doors to all rooms. Storage recess with storage unit over. Built-in storage cupboard. Laminate wood flooring. Loft access.

Lounge
UPVC double glazed window to front elevation. Radiator. Laminate wood flooring.

Kitchen/Diner
UPVC double glazed window to rear elevation. Quality Refitted kitchen comprising a range of wall and base units with work surfaces over giving storage. One and a half bowl stainless steel sink with drainer and mixer tap over. Built-in oven and halogen hob with extractor hood over. Integrated dishwasher. Plumbing for washing machine. Space fridge/freezer. Cupboard housing wall mounted boiler. Radiator. Ceramic tiled flooring.

Bedroom One
UPVC double glazed window to front elevation. Built-in storage cupboard with storage unit over. Radiator.

Bedroom Two
UPVC double glazed window to rear elevation. Built-in storage cupboard with storage unit over. Radiator.

Family Bathroom
Obscure UPVC double glazed window to rear elevation. White three-piece suite comprising of a panelled bath with shower tap over, pedestal mounted wash hand basin and a low-level WC. Tiled to splashback areas. Radiator. Wall mounted extractor fan.

Exterior
Rear Garden-Generous size rear garden. Mainly laid to lawn. Tree. Outside tap. Gated paved side access leading to front shared with the Chemist only. fully enclosed.

Parking-Communal parking bays situated to the front of the property.

Lease & Charges
years 119 remaining
Started in 2020 with a lease of 125 years.
Service charge is approximately £133 pcm including building insurance.
There is no ground rent to pay.

Property Information
Tenure: Leasehold
Local Authority: Milton Keynes Council
Council Tax Band: A

Note To Purchasers
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

Disclaimer
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.



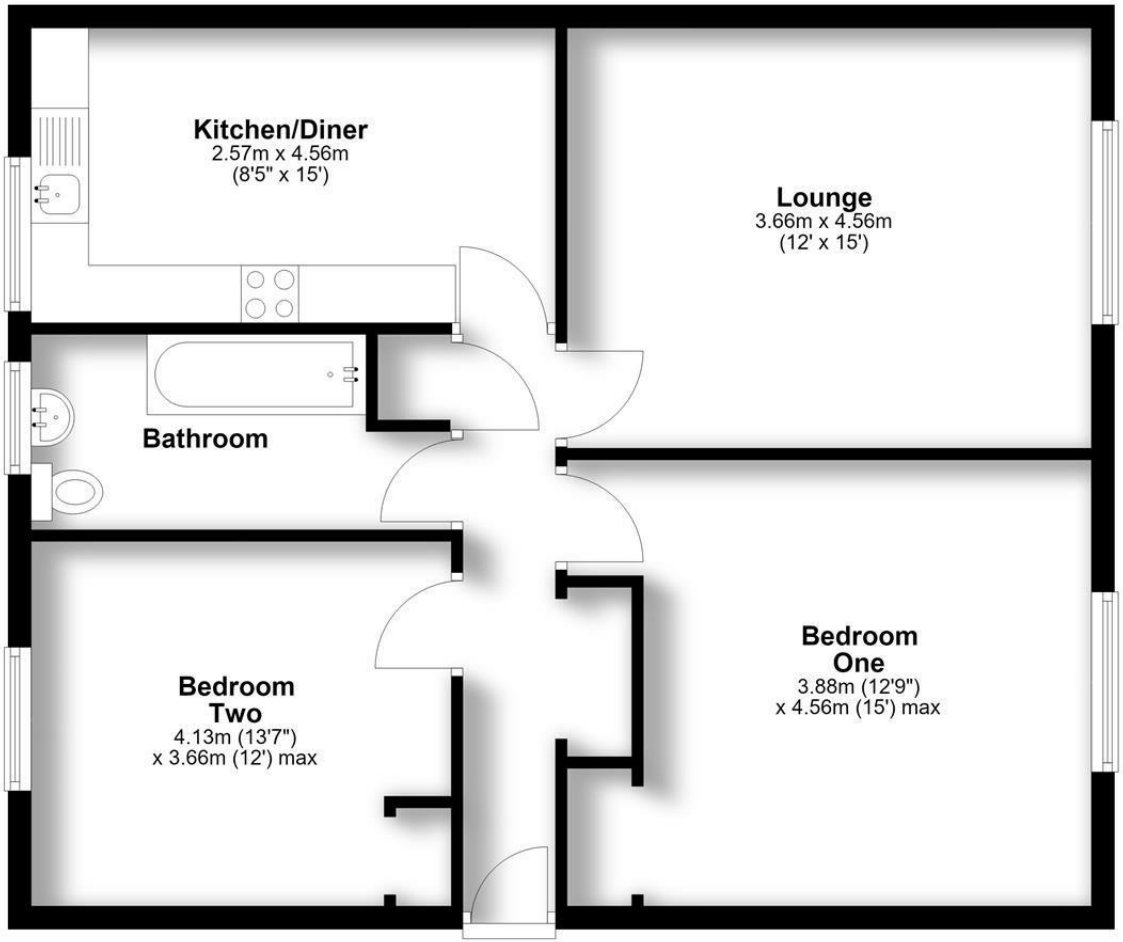




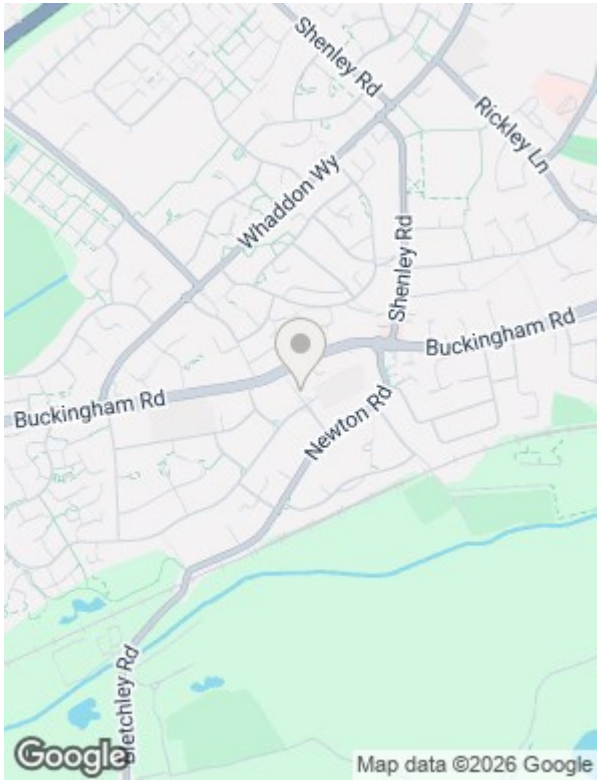


Ground Floor

Approx. 69.8 sq. metres (750.9 sq. feet)



Total area: approx. 69.8 sq. metres (750.9 sq. feet)



Viewing Arrangements

By appointment only via Carters.
We are open 7 days a week for your convenience

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